

**MINUTES OF THE HERITAGE PRESERVATION COMMISSION**  
**CITY OF SAINT PAUL, MINNESOTA**  
Lower Level – Room 40, City Hall/Court House, 15 West Kellogg Boulevard  
**August 28, 2008**

---

**Present:** Richard Faricy, Susan Bartlett Foote, April Haas, Carole Kralicek, Paul Larson, Lee Meyer, Mark Shepherd Thomas, Steve Trimble, Diane Trout-Oertel, Shari Taylor Wilsey

**Absent:** John Manning (excused), Carol Carey (excused) Pat Igo (excused)

**Staff Present:** Christine Barr, Cory Rucker

---

**CALL TO ORDER:** 5:15 PM by Larson (Chair)

---

**1. APPROVAL OF THE AGENDA:** (Wilsey, Trout-Oertel)

**2. CONFLICT OF INTEREST:** None were stated

**3. PERMIT REVIEW/PUBLIC HEARING**

**A. 703 Surrey Avenue, Dayton's Bluff Historic District,** for a public hearing on an order to abate a nuisance property by the Vacant/Nuisance Buildings Unit, Department of Safety and Inspections, Division of Code Enforcement. **File #08-047.** (Spong)

Staff read the report recommending the building not be demolished at this time and DSI Code Enforcement division contract with an organization, such as Historic St. Paul, or a historic architect and structural engineer with expertise in historic preservation, to complete a historic structure investigation and appraisal that will include a recommendation on the feasibility to restore the property in a manner that complies to the preservation program for the district. The City's authority to abate nuisance conditions under Chapter 45.08(c) of the Legislative Code allows for the costs of "...investigation, inspection...or appraisals..." to be paid by the property owner. The results and report recommendations will be considered by the HPC and the HPC recommendation shall be included with the Legislative Hearing Officer's recommendation to the City Council. Staff showed pictures of property. No one was present on behalf of the property to speak. Trimble had questions of who was responsible for management or upkeep of property. He also noted that the block has good integrity. Larson questioned the level of damage done by the fire that led to closing or vacation of property and the varying costs sited for repair.

The public hearing was closed. **Meyer motioned to approve based on staff recommendations. Wilsey second the motion which was approved 9-0.**

**B. 450-452 Dayton Avenue, Hill Historic District,** by Architrave Design & Remodeling, Inc., for a building permit to remove sections of the non-original, two-story front porch to expose the facade, restore/reconstruct portions of the bays and trim details and investigate the shadow-lines of the original porch for future restoration plans. **File #08-045.** (Barr)

Staff read the report recommending conditional approval of the application. Staff showed pictures of the property. The Steven Madole, applicant, was present to speak on behalf of the project and the goal of restoring and improving the building. The applicant spoke of the process in phases, as this would ensure that the details hidden by the installation of the non-original porch would be revealed and repaired. The applicant agrees with staff recommendations and will work closely with staff to ensure the project's integrity and to make sure the rules and regulations of the HPC are met and maintained. Larson and Meyer spoke on the fact that the

removal of the porch would add to the character of the property. Trout-Oertel and Trimble had questions about the windows in regards to whether they were original or not and how that would affect the remodeling.

The public hearing was closed. **Meyer motioned to approve the application based on staff recommendations and commissioner Wilsey second the motion. The motion was passed on a 9-0 vote.**

**C. 40 Irvine Park, Irvine Park Historic District**, by Ken McCormick, owner, for a building permit to replace the wood shingle roof with asphalt shingles. **File #08-046.** (Barr)

Staff read the report recommending conditional approval of the application. The applicant, Ken McCormick, was present to speak and stated that due to personal health reasons and the fact that the roof in question needs to be replaced due to aging is why he was seeking the approval. He also spoke of pest and bird problems due to accessible space through the roof that would be corrected with the repair work. The applicant agrees with staff recommendations and is willing to work with HPC staff. There was discussion about the metal ridges on the roof and the finials. McCormick stated he would be willing to use metal ridge vents.

The public hearing was closed. **Meyer motioned to approve the application striking recommendation # 2 and accepting the applicant's proposal to install metal ridge vents. Wilsey seconded the motion. Larson offered a friendly amendment to add the word "weathered" to shingle color and replace the word "dimensions" with "exposure" in staff recommendation #1. Wilsey added that the metal ridge vent shall match the color of the current metal ridge caps. The amendments were accepted. The motion passed 9-0**

#### **4. HISTORIC RESOURCE REVIEW**

**A. A. 606-606 ½ Thomas Avenue**, Historic Resource Review to advise City Council. The property has orders to remove or repair. The Legislative Hearing Officer continued the item to the August 26, Legislative Hearing with a City Council hearing date on September 10. (Spong)

Staff read the report recommending a qualified historian be hired to evaluate both National Register and local eligibility for the potential Frogtown Historic District. Staff recommends that demolition be delayed for this site in order for alternatives to demolition to be explored, such as mothballing or rehabilitation.

No one was present to speak on behalf of the property. Larson and Trimble spoke of the significance of two house lots and the need to refrain from demolishing similar lot configurations in historic districts or potential historic districts. Larson stated that a letter should be sent to the District Council.

**Faricy motioned to approve staff recommendations. Thomas seconded the motion and the vote was passed 8-0.**

#### **5. ADJOURNMENT: 6:30 P.M.**

Submitted by: Cory Rucker